

New York State Partnership for Innovative Financing of Energy Efficiency Retrofits

The NYS Partnership will offer three different energy efficiency finance options to New York energy consumers. At least one option, the bank loan option will be available to residents in all regions of the State. Energy consumers in the Town of Bedford and in targeted neighborhoods in NYC will have access to municipal sustainable energy loan financing. This option will be expanded to interested large and small communities through a NYSEDA competitive solicitation process. Similarly, on-bill recovery will be available to National Grid's upstate electric and gas customers with the on-bill recovery mechanism being made more widely available via a NYSEDA competitive solicitation process that will assist New York's utilities with billing system upgrades.

Reducing Owners's Risk of Loan Default

The owner's risk of default will be minimized by allowing the owner to retain a portion of the estimated energy savings that will result from the retrofit and will pay back the balance with interest over a loan term, not to exceed 15 years, which will ensure a positive cash flow for the consumer. In addition, owners will need to pre-qualify for financing based on established credit criteria.

Adoption of Updated Building Codes

New York State has made considerable progress to update the New York State Energy Code (Code) to meet ARRA requirements. The Department of State has submitted revisions to update the technical standards of the Energy Code to meet IECC 2009 and ASHRAE 90.1-2007 to the Governor's Office of Regulatory Reform for the review and approval. NYSEDA, the Department of State and the Governor's Office have supported legislation to amend the New York State Energy Law to allow New York to fully comply with all requirements of ARRA, in particular those that call for 90% compliance. Amendments to Article 11 of the Energy Law (Energy Conservation Construction code – ECCC) as proposed in Assembly bill A7735 will: (1) make ECCC applicable to all renovations involving sub-system replacement, (2) clarify that historic "buildings" rather than "properties," are exempt and (3) eliminate the 10-year cost benefit analysis requirement. This bill is pending in the New York State Assembly. On December 9, 2009, the New York City Council passed legislation to adopt the Energy Code of New York City that increases the application of the Energy Code to all work, including minor renovations and equipment replacements, ensuring that the scope of the Energy Code of New York City will result in broad applicability and widespread compliance.

Promotion of ARRA Objectives

It is estimated the NYS Partnership will create 6,293 jobs over the three year project period. In addition, there will be significant, but un-quantified economic benefit due to the purchase of energy efficient equipment, appliances, and building retrofit materials and supplies. (See Section 7 for additional information.)

Benefits to Diverse Communities

The NYS Partnership will provide energy audits and one or more forms of energy retrofit financing to all New York's communities, both metropolitan and rural. Low income communities are ensured assistance due to the GJGNY provision that requires NYSEDA to provide energy audits to eligible applicants based on a sliding scale, the existence of NYSEDA's assisted Home Performance program which makes it possible for households with incomes just above the eligibility criteria for free services through the Weatherization Assistance Program to afford energy efficiency improvements, and the three energy efficiency finance options described in this proposal.

New York State Partnership for Innovative Financing of Energy Efficiency Retrofits

4. Project Plan and Timetable

4.2.1 Major Project Activities / Milestones

Activity / Milestone	Months after Award
GJGNY Leveraging	
Issue grant to National Grid for upgrade to billing system to support on-bill financing	1
Finalize requirements for on-bill program with NYS Department of Public Service; obtain approvals from PSC, if necessary	1
Issue RFP to select loan servicing entity(ies) for credit-enhanced bank loans and on-bill options	2
Select loan servicing entity(ies) for the RIF (credit-enhanced bank loans, on-bill)	4
Obtain Investments from Foundations	4
Identify loan parameters, interest rates, fees, underwriting criteria for each financing option	4
Complete financing structure and obtain credit commitment	5
Issue loans through RIF - credit enhanced bank loans; on-bill recovery loans	6 - 36
Issue RFP for utility billing system upgrades to support on-bill financing option	9
Municipal Sustainable Energy Loan Program	
Issue Sub-award Grant to Bedford	2
Issue RFP to select contractor to assist in development of standards	2
Issue RFP to select contractor(s) to assist municipalities in setting up and administering programs (opt-in)	3
Issue RFP for Small Municipalities	3
Issue RFP for Large Municipalities	3
Select Small Municipalities and issue sub-grants	6
Select Large Municipalities and issue sub-grants	6
Issue RFP for Fee-based Evaluation Support to Municipalities	4
Select Evaluation Support Contractor	6
Municipalities conduct outreach and set-up programs	9 to 12
Municipalities issue loans	12 to 36
NYC PACE Neighborhood Building Retrofit Program	
NYC City Council passes local law to authorize NYC PACE program	3
NYC assigns EECBG funding	3
NYC establishes Local Development Corporation (LDC)	4
LDC establishes loan loss reserve fund	4
LDC procures necessary services (i.e., underwriting, advisory, and origination services)	7
LDC procures neighborhood partners	7
LDC develops outreach and marketing materials, with neighborhood partners	9
LDC finalizes loan terms, conditions, documentation, fees, etc.	9
LDC establishes monitoring and verification system	9
NYC Department of Finance finalizes PACE billing and collection system	9
LDC issues first pilot bond	9
LDC issues first loan	11
LDC issues subsequent bonds (periodic offerings based on borrower commitment)	13-36

levels)	
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4.2.2 High Level Quarterly Spend Plan

See "NYS Partnership Quarterly Spend Table" on page 20 of this proposal.

4.2.3 Organization and Approach for Success

See Section 1, "Project Description" and Section 2, "Project Objectives" for a description of how the project is organized and the manner in which the proposed plan will achieve the project objectives.

5. Relevance and Outcomes / Impacts

See Appendix G and Sections 3.1.2 and 3.2.2, "Project Impact" for a quantitative assessment and discussion of the project outcomes.

6. Roles of Participants

See Sections 3.1.4 and 3.2.4, "Partnership Structure and Capabilities" and Section 1, "Project Description."

7. American Recovery and Reinvestment Act of 2009, P.L. 111-5 (Recovery Act) Information

The proposed project will promote and enhance the objectives of the 2009 American Recovery and Reinvestment Act through job creation, job preservation, and economic stimulus while producing measurable environmental benefits. Weatherization and retrofit programs financed with Recovery Act funds will provide jobs to energy auditors, contractors, and construction workers to carry out projects ranging from home insulation to window replacement. NYC's portion of the project aims to target 4,146 buildings in New York City, providing potential auditing and construction work for 2,435 people based on the provided DOE calculator. The homeowner who benefits from these construction projects will then see direct economic benefits in the form of reduced energy bills. Depending on the property characteristics and the type of retrofit activity undertaken, a homeowner can save \$500 each year on heating and electricity bills. Similarly, NYSEDA expects to retrofit 25,640 buildings across the State while creating 3,858 jobs. State-wide, average annual energy savings for residential retrofits are expected to be \$49 million dollars.

The Recovery Act also places a high priority on projects and programs which can be completed in an expeditious manner to provide an immediate stimulus to the economy. The proposed project benefits from a preexisting network of neighborhood based programs which will partner with New York City to market the retrofit program to eligible households. These NYC partnerships will allow the project to be implemented quickly and efficiently thanks to the local expertise provided by neighborhood based programs. Similarly, NYSEDA's existing state-wide network of high-quality energy auditors, raters, contractors, workforce training facilities, and community-based constituency partnerships provides crucial infrastructure to realize the economic stimulus that the EECBG funds are intended to achieve.

Finally, this project will not only save money and create jobs, but will also reduce energy use and greenhouse gases in the long term. By supporting both the short term economic goals of the Recovery Act and the long term environmental goals of the country, our retrofit program will provide benefits for years to come.

New York State Partnership for Innovative Financing of Energy Efficiency Retrofits

NYS Partnership EECGB Quarterly Spend Plan (amounts in thousands)

Major Activity / Milestone		Year 1				Year 2				Year 3			
		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
NYSERDA GJGNY													
Subgrant to National Grid for IT upgrade	EECBG	\$200.00											
	Leveraged		\$200.00										
Subgrant to other utilities for IT upgrades													
	EECBG												
	Leveraged												
Fund loan loss reserve for loans drawn													
	EECBG		\$1,250.00	\$1,250.00	\$1,250.00								
	Leveraged	\$2,653.33	\$2,653.33	\$22,144.34	\$23,118.89	\$24,142.17	\$25,216.61	\$26,344.77	\$27,529.35	\$28,173.15	\$29,479.14	\$30,850.43	\$32,290.28
Administration													
	EECBG	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33
	Leveraged												
NYSERDA PACE													
PACE loans for small municipalities	EECBG												
	Leveraged												
PACE loans for large municipalities	EECBG												
	Leveraged												
	EECBG					\$2,199.16	\$2,309.12	\$2,424.57	\$2,545.80	\$2,673.09	\$2,806.74	\$2,947.08	\$3,094.44
	Leveraged					\$2,789.91	\$2,929.40	\$3,075.87	\$3,229.67	\$3,391.15	\$3,560.71	\$3,738.74	\$3,925.68
	EECBG					\$523.61	\$549.79	\$577.28	\$606.14	\$636.45	\$668.27	\$701.69	\$736.77
	Leveraged					\$1,432.12	\$1,503.73	\$1,578.91	\$1,657.86	\$1,740.75	\$1,827.79	\$1,919.18	\$2,015.14
Administration													
	EECBG	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33
	Leveraged												
NYC PACE													
NYC-formed LDC establishes LIR fund/issue bonds ³	EECBG		\$2,909.09	\$2,909.09	\$2,909.09								
	Leveraged		\$14,545.45	\$14,545.45	\$14,545.45								
LDC procures necessary services	EECBG												
	Leveraged												
LDC procures neighborhood partners	EECBG				\$400		\$400		\$400	\$400	\$400	\$400	\$400
	Leveraged												
	EECBG				\$400		\$400		\$400	\$400	\$400	\$400	\$400
	Leveraged												
	EECBG				\$2,408.65		\$2,408.65		\$2,408.65	\$2,408.65	\$2,408.65	\$2,408.65	\$2,408.65
	Leveraged												

³ As noted in the narrative, New York City intends to establish a loan loss reserve in Year 1. Although the quarterly spend plan figures noted above reflect the projected amount that the City will leverage from bond sales over the 3-year project period, the loan loss reserve may in fact be capitalized in full in Year 1.

**Energy Efficiency Conservation Block Grant Proposal Project Narrative
New York State Partnership for Innovative Financing of Energy Efficiency Retrofits**

Appendix

Letters of Support

- New York City Letters of Support
- NYSERDA Letters of Support

**Energy Efficiency Conservation Block Grant Proposal Project Narrative
New York State Partnership for Innovative Financing of Energy Efficiency Retrofits**

New York City

Letters of Support



December 11, 2009

U.S. Department of Energy
DOE Environmental Management
Office of Energy Efficiency and Renewable Energy

Re: NYC/NYSERDA Application for the Retrofit Ramp-Up and General Innovation Fund

To Whom It May Concern:

This letter is to express support for the New York City/New York State Retrofit Ramp-Up application. Bedford Stuyvesant Restoration Corporation welcomes the opportunity to work with NYC, NYSEDA and the Pratt Center to *Retrofit Bedford Stuyvesant, block by block.*

Bedford Stuyvesant Restoration Corporation, the nation's first community development corporation, partners with residents and businesses to improve the quality of life of Central Brooklyn by fostering economic self sufficiency, enhancing family stability, promoting the arts and culture and transforming the neighborhood into a safe, vibrant place to live, work, and visit. Restoration is a dynamic institution that creates significant, sustainable and demonstrable impact in improving the well being of local residents and businesses.

As a long-time Weatherization Assistance Provider and program administrator for one of NYC's two pilot sites for the NYC Justice Corps, we have worked with the Pratt Center to develop a pilot project that we are eager to expand. The project packages and delivers financial incentives, audits and retrofits to the homeowners block by block using existing retrofit incentive programs. It also creates job training opportunities and jobs for the 18-24 year old, formerly incarcerated participants of Bed Stuy Restoration Corporation's Justice Corps program and other disadvantaged neighborhood residents.

Should this funding be made available, Restoration would make our resources as a Weatherization Provider and a job training organization available. We will also have a fee for service business that will enable us to conduct the NYSEDA-funded retrofit programs. We are excited about the PACE program incorporation so that homeowners may retrofit their homes without up front costs.

We look forward to working on this important and exciting initiative and we urge the US Department of Energy's serious consideration of this proposal.

Sincerely,

Colvin W. Grannum
President and CEO

Bedford Stuyvesant Restoration Corp.
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T. 718.636.6900 F. 718.636.0511
www.restorationplaza.org



Pratt Center for Community Development

December 4, 2009

U.S. Department of Energy
DOE Environmental Management
Office of Energy Efficiency and Renewable Energy

Re: NYC/NYSERDA Application for the Retrofit Ramp-Up and General Innovation Fund

To Whom It May Concern:

This letter is to express our whole hearted and enthusiastic support for the New York City/New York State Retrofit Ramp-Up application. Pratt Center for Community Development at Pratt Institute is eager to be a partner in this innovative, ambitious and exciting effort to scale-up the retrofits of residential neighborhoods.

The Pratt Center works for a more just, equitable and sustainable New York City by empowering low-income communities to plan for and realize their futures. Pratt Center is part of Pratt Institute, a leading college of architecture, planning and building management and since our inception 45 years ago, we have provided technical support to community organizations to create and preserve thousands of units of affordable housing; revitalize neighborhoods; and, improve public policies. The US Environmental Protection Agency (EPA) recently awarded Pratt Center the 2008 Environmental Quality Award for our environmental justice work.

The Pratt Center is also the Coordinator of the New York State Energy and Research Development Authority's (NYSERDA) Energy \$mart Communities program for Brooklyn and Queens. In this capacity, the Center builds partnerships, organizes workshops and presentations, and disseminates an e-newsletter and [web resource page](#) to help New Yorkers lower building operating costs, reduce harmful emissions, and make their buildings healthier and more comfortable.

Pratt Center developed the block-by-block approach to neighborhood retrofits in partnership with the Bedford-Stuyvesant Restoration Corporation. Together we launched the *Retrofit Bedford Stuyvesant, block by block* initiative as a pilot to test the feasibility of using a neighborhood approach to marketing to increase uptake of available financial incentives. The initiative:

1. leverages existing neighborhood networks – block associations, churches, community gardens – to organize residents,
2. packages and delivers financial incentives, audits and retrofits to the homeowners block by block using existing programs; and,
3. creates jobs for local disadvantaged residents (In this case, the 18-24 year old participants of Bed Stuy Restoration Corporation's Justice Corps program for people with justice system involvement.

The pilot project is demonstrating the promise of this approach – 25 homeowners signed up for audits, several are moving ahead with the Weatherization Assistance Program and another local program and several more homeowners are considering the NYSERDA Home Performance Program. We are in the process of conducting audits and assisting homeowners to make their decisions based on audit results.

In addition to being very encouraged by the enthusiastic response of the homeowners (mostly 3-family row houses), we have learned that there will be tremendous efficiencies by doing the project at greater scale. Materials and systems created to package the incentives, conduct outreach, integrate with the jobs programs can be used for multiple blocks and neighborhoods and by working at scale, there will always be work for the young people being trained in the program.

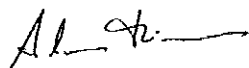
Since launching this project, Pratt Center was approached by the Cypress Hills Local Development Corporation where we are working with Green City Force and the Community Environmental Center to put in place a similar initiative working with a parallel array of partners: the Local Development Corporation, a Weatherization and NYSERDA partner jobs corps. We are also in discussion with two other Brooklyn community-based organizations interested in moving forward.

Pratt Center will leverage the resources of Pratt Institute, particularly its School of Architecture which includes programs in urban planning, design, facilities management, and environmental management to support the project. We are very keen to assist in the implementation of the Retrofit Ramp-up proposal in all or any of the following ways that NYC and NYSERDA partners request:

- Identify target neighborhoods;
- Facilitate community partnerships including the local Weatherization agency, NYSERDA partners, job corps and job training organizations.
- Develop and provide outreach materials, e.g., Package and disseminate up-to-date information on financial incentives from all state, city, federal resources, homeowner materials, intake forms;
- Develop the systems and training materials for outreach workers;
- Facilitate a neighborhood environmental planning process and assist in the development and implementation of an action plan leading to concrete outcomes;
- Connect the resources of citywide agencies, e.g., the programs of NYC's PlaNYC initiative and other city/state/private initiatives to targeted neighborhoods;
- Create a learning community across neighborhoods whereby we identify transferable practices and tools via web documents, a conference, etc;
- Develop comprehensive metrics and web-based tracking systems to document results by contractor, building type, neighborhood, program and the like to enable both neighborhoods and the City/NYSERDA to track progress both within and across neighborhoods.

We look forward to working on this important and exciting initiative and we urge the US Department of Energy's serious consideration of this proposal.

Sincerely,



Adam Friedman
Executive Director

December 9, 2009

U.S. Department of Energy
DOE Environmental Management
Office of Energy Efficiency and Renewable Energy

Re: NYC/NYSERDA Application for the Retrofit Ramp-Up and General Innovation Fund

To Whom It May Concern:

This letter is to express our enthusiastic support for the New York City/New York State Retrofit Ramp-Up application. Bright Power, through our founding involvement in the Greening A Block initiative on the Lower East Side, is eager to be a partner in this innovative, ambitious and exciting effort to scale-up the retrofits of residential neighborhoods. In particular, Bright Power is excited about the opportunity to design and deploy comprehensive energy efficiency strategies in mixed-income communities of multifamily properties, as part of a team that includes Good Old Lower East Side (GOLES), Komanoff Energy Associates and the Envirolution Win-Win Campaign.

Bright Power is a leading New York City based energy efficiency and renewable energy firm that provides technical assessment, energy auditing and modeling, project development, engineering design, financial modeling, market analysis, construction management, and implementation services. Based in New York, the company's focus has quickly grown from local to national to international, through a reputation for work that is of the highest caliber. One of Bright Power's key strengths is the ability to assess the technical feasibility of a wide range of renewable energy technologies and efficiency measures, model their performance, and combine this information with knowledge of financing and available incentive programs to deliver a maximally beneficial package for the customer.

Energy efficiency in multifamily housing is an area of particular focus at Bright Power, with projects, including:

- Weatherization Assistance Program energy audits in NY and NH.
- NYSEDA Multifamily Performance Program energy audits in NYC, Westchester and Buffalo.
- HUD Green Retrofit Program energy audits in NY, PA, CT, MA, WV and MI.
- Solar energy design and installation projects on affordable multifamily housing in NY and MA.
- Energy efficiency consulting and energy usage benchmarking for a national portfolio of over 600 multifamily affordable housing properties owned by the members of Stewards of Affordable Housing for the Future.
- Energy audits, energy benchmarking and technical consulting to Enterprise Community Partners for properties in NY, PA, MD, DC, FL and IN.

In addition to our expertise in multifamily buildings, Bright Power has extensive experience working on energy efficiency projects with commercial and industrial properties in New York City, on projects including:

- National Grid gas efficiency program – providing energy audits and energy efficient equipment reviews/inspections to National Grid gas customers in NYC and Long Island.
- New York Industrial Retention Network (NYIRN) North Brooklyn Energy Grant (NBEG) program – providing energy audits and energy efficiency installations.
- NYSERDA Flex-Tech, Technical Assistance and Commercial Lighting programs
- Industrial and Technology Assistance Corporation (ITAC) clients.

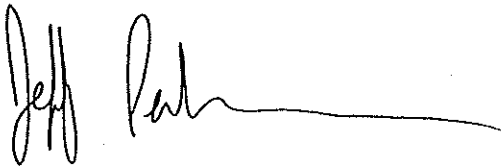
We would be pleased and honored to assist in the implementation of the Retrofit Ramp-up proposal in any of the following ways that NYC and NYSERDA partners request, including:

- Serve as a technical resource for energy audits, project/construction management, energy benchmarking, and measurement and verification of energy savings.
- Connect, facilitate and coordinate community groups, building owners, tenants, resources, and programs, including Weatherization agencies, NYSERDA partners and programs, City agencies and programs, and job training programs.
- Develop and provide outreach material.
- Develop trainings.
- Provide "EnergyScoreCards" - our comprehensive web-based energy benchmarking, measurement and verification, and project tracking system for energy efficiency projects.

Furthermore, Bright Power is committed to growing and developing a local green collar workforce of energy efficiency experts in New York City.

We look forward to working on this important and exciting initiative and we urge the US Department of Energy's serious consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Perlman', with a long horizontal flourish extending to the right.

Jeffrey Perlman, CEM, LEED AP, BPI_{MFBA}
President, Bright Power Inc.

December 9, 2009

U.S. Department of Energy
DOE Environmental Management
Office of Energy Efficiency and Renewable Energy

Good Old
Lower East
Side, Inc.
GOLES

Re: NYC/NYSERDA Application for the Retrofit Ramp-Up and General Innovation Fund

To Whom It May Concern:

This letter is to express our enthusiastic support for the New York City/New York State Retrofit Ramp-Up application. Good Old Lower East Side (GOLES), through our long-standing involvement in the Greening A Block initiative, is eager to be a partner in this innovative, ambitious and exciting effort to scale-up the retrofits of residential neighborhoods. In particular, GOLES is excited about the opportunity to incorporate energy efficiency into our other efforts working with local residents to preserve housing affordability and improve health on the Lower East Side, as part of a team that includes Bright Power, Komanoff Energy Associates and the Envirolution Win-Win Campaign.

GOLES is a neighborhood housing and preservation organization that has served the Lower East Side (LES) of Manhattan since 1977 and is dedicated to tenants' rights, homelessness prevention, economic development and community revitalization. GOLES' long-term goals are to build the power of low-income residents on the Lower East Side to address displacement and gentrification, preserve and expand the low-income housing stock, assert community self-determination over the use of public space and ensure a clean and healthy environment where people live, work, and play.

The leaders of GOLES are life-long members of the Lower East Side community. We are intimately familiar with its poverty and critically aware of the fact that many residents—predominantly poor, Latino and Asian immigrants—are falling victim to the real estate market pressures that create an environment ripe for displacement. Because of our long-term connection with the community, GOLES' work has evolved organically and has come to involve systematic organizing efforts aimed at giving tenants an effective voice in shaping their community.

Greening A Block ties into a number of programs and campaigns in which GOLES is currently engaged, including:

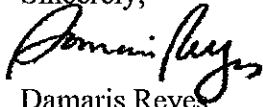
- Tenant education, housing preservation and community sustainability
- A community-academic partnership with the New York University School of Medicine and GOLES to work on environmental public health, in particular those related to exposures to hazardous agents, needs to adapt to climate change, energy efficiency and food insecurity. This project funded by the National Institute for Environmental Health Sciences will focus on research, training, community education and workforce development.

We are very keen to assist in the implementation of the Retrofit Ramp-up proposal in all or any of the following ways that NYC and NYSERDA partners request:

- Identify target blocks, buildings and community groups to participate in the program.
- Facilitate community partnerships with Weatherization agencies, NYSERDA partners, job corps and job training organizations.
- Develop and provide outreach materials.
- Connect the resources of citywide agencies, e.g., the programs of NYC's PlaNYC initiative and other city/state/private initiatives to targeted neighborhoods.
- Incorporate energy education and outreach into other tenant and health education programs.
- Serve as a community resource for information about energy efficiency and clean energy strategies.

We look forward to working on this important and exciting initiative and we urge the US Department of Energy's serious consideration of this proposal.

Sincerely,



Damaris Reyes
Executive Director



December 9, 2009

U.S. Department of Energy
DOE Environmental Management
Office of Energy Efficiency and Renewable Energy

RE: NYC/NYSERDA Application for the Retrofit Ramp-Up and General Innovation Fund

To Whom It May Concern:

We are writing to express our enthusiastic support for the New York City / New York State application for the Energy Efficiency and Conservation Block Grant Retrofit Ramp-Up solicitation. Our organization, Envirolution, is eager to leverage our innovative clean energy-related, green jobs-focused community programs in support of the City of New York's effort to launch an expansive, neighborhood based, retrofit-ramp up program.

Envirolution is a 501(c)(3), non-profit organization whose mission is to facilitate green economic development and empower the next generation of sustainability leaders. We offer a variety of energy efficiency, sustainability, and green jobs focused training programs, which we use to spark engagement on the part of students, jobs seekers, building owners, and small businesses. Our programs bridge the traditional gaps between environmental education, workforce development, small business services, economic development, and energy efficiency programs.

Envirolution's flagship program is the Win-Win Campaign. Win-Win is a neighborhood based, service learning internship program that provides real world, hands on job training for a broad range of green job seekers while simultaneously providing energy efficiency outreach and education for small businesses. Through classroom training, mentoring and fieldwork, participating interns become Community Energy Consultants (CECs). CECs provide free preliminary energy efficiency assessments and incentive qualification guidance for small businesses and other institutions in their neighborhoods. The program culminates with each intern performing five energy assessments of local small businesses and reporting back to the business owners with an individualized Energy Action Plan.

Another one of Envirolution's green jobs training programs is Project ReCharge (PRC). PRC is a service-learning program that educates high school students on energy efficiency and weatherization while empowering them to take actions to reduce their school's environmental impact. With guidance from our community and professional partners, school facility managers and Envirolution's staff, students spend one semester learning about energy conservation measures and processes. The program culminates with the trained students conducting a supervised energy audit of their own school. A final report of cost-saving recommendations is created and presented to school officials, with an emphasis on cost-effectiveness and available incentive programs.

Envirolution is also proud to partner with Good Old Lower East Side (GOLES) and Bright Power, a leading New York City based energy efficiency and renewable energy consultancy, to offer the Greening-a-Block (GAB) program. GAB is a project to develop and showcase community-scale sustainability, energy efficiency and renewable energy on Manhattan's Lower East Side, resulting in more affordable energy, improved air quality, good jobs and economic development that strengthens the community and sustains our environment. GAB seeks to leverage the success of the Envirolution's outreach and



education programs, GOLES' deep roots in the community and longstanding efforts to preserve housing affordability, and the technical acumen of Bright Power to bring an expanded and targeted retrofit program to New York City's Lower East Side.

Envirolution is an action oriented, solutions focused, partnership driven organization. By prioritizing collaboration in all our projects and efforts, Envirolution reinforces the importance of shared responsibility and the necessity for aligning resources in order to speed the transition to a greener, more sustainable, economy.

We look forward to working on this very important and exciting initiative, and we strongly urge the US Department of Energy to seriously consider this proposal.

Sincerely,

Antuan Cannon, LEED AP, BPI ^{BA}
Director of Operations, Envirolution



Community Environmental Center

Energy Efficiency & Green Building Solutions

43-10 11th St. Long Island City, NY 11101 P: 718 784 1444 www.cecenter.org

From: Community Environmental Center

Regarding: Outreach Collaboration with NYC for EECBG Program Proposal

In light of the Department of Energy's recently released Funding Opportunity Announcement regarding competitive Energy Efficiency Community Block Grant (EECBG) funding, Community Environmental Center (CEC) would like to provide this letter of support for the City of New York's application.

CEC has had a constructive relationship in the past with the NYC Mayor's Office regarding energy efficiency programs such as NYC Cool Roofs, which seeks to implement Secretary Chu's 'white roofs' plan on an urban scale. Under the auspices of NYC's EECBG proposal, we plan to provide NYC with marketing and outreach capacity for targeted neighborhoods and to promote programmatic opportunities to eligible populations with whom we have ongoing relationships. We expect that the building owners and residents we contact will be enthusiastic participants in the retrofit loan program and in pursuing financial incentives for more in-depth energy-saving measures.

CEC already implements energy efficiency on a 'block by block' basis and uses this strategy to provide 'green' workforce development for residents of targeted neighborhoods. We have found that the coordination of energy efficiency opportunities and local workforce recruitment has a dramatic impact on program intake and community involvement in program delivery. We will assist NYC in its residential program development and implementation in accordance with these strategies and EECBG guidelines.

If NYC is successful in its application to receive funds through this competitive EECBG opportunity, CEC will continue its collaborative workforce development and outreach strategies in order to support NYC and the DOE in its energy efficiency targets.

We look forward to working with the City of New York under the auspices of DOE's EECBG opportunity.

Respectfully

A handwritten signature in black ink, appearing to read "Richard Cherry", with a long horizontal flourish extending to the right.

Richard Cherry
CEO & President,
Community Environmental Center



Alliance for Downtown New York, Inc.
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212.566.6700
DowntownNY.com

December 10, 2009

U.S. Department of Energy
DOE Environmental Management
Office of Energy Efficiency and Renewable Energy
1000 Independence Avenue Southwest
Washington, DC 20585

Re: NYC/NYSERDA Application for the Retrofit Ramp-Up and General Innovation Fund

The Alliance for Downtown New York enthusiastically supports New York City's application for stimulus funding for a green building retrofit loan fund. As the non-profit manager of the largest business improvement district in North America, our mission is to advance Lower Manhattan, the nation's 4th largest central business district, as a premier business address. We are excited by the prospect of bringing New York City's game-changing PlaNYC 2030 sustainability agenda to the Lower Manhattan commercial real estate market to create millions of square feet of energy-efficient office space (and thousands of construction and permanent jobs).

Lower Manhattan defines sustainability: dense, urban, walkable and multi-modal, with 14 subway lines, 25 bus routes, regional surface transit and 6 ferry terminals in one square mile. Ninety percent of Lower Manhattan's 306,000 employees walk or take public transportation to work. The oldest and newest part of New York City, the area already boasts several million square feet of green real estate, including 7 World Trade Center, the first LEED-Gold commercial office building in New York City and Goldman Sachs' new headquarters, also expected to earn a LEED-Gold rating. But, more than 60% of Lower Manhattan's 89 million square feet of commercial space was built before 1975. The owners of these buildings have demonstrated a strong will to go green, and the kind of green retrofit loan fund the application proposes would provide a simple and compelling way to do so.

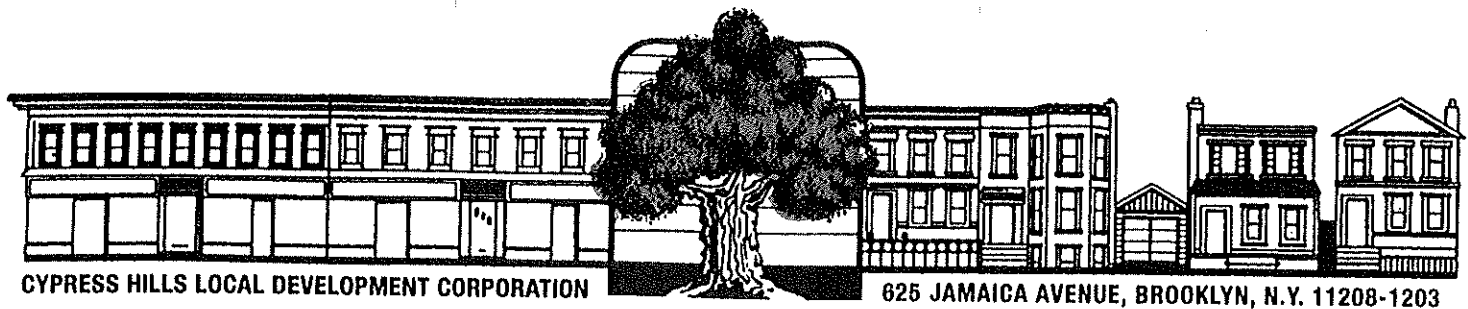
The Alliance for Downtown New York is fully committed to the measurable success of this proposal and is ideally suited to support the City on implementation. The concept of a district-wide green building retrofit program was endorsed by our board Committee on Economic Revitalization earlier this year. As a business improvement district, we have 15 years of direct contact, outreach and marketing experience with Lower Manhattan's commercial owners and, since September 11th, have served as a go-to technical assistance resource for recovery and rebuilding. And, as part of our "Going Green Downtown" initiative, we have in-house expertise on environmental sustainability, including several LEED-Accredited Professionals on staff.

Despite the enormous challenges of September 11th and the current paradigm shift in the financial services industry, Lower Manhattan is moving forward. Enhancing the area's inherent sustainability is a key part of the equation. The proposed green building retrofit loan fund will make a powerful, observable difference in the sustainability of Lower Manhattan and New York City, and set a new standard for the rest of the nation. It is thoughtfully designed to appeal to owners, attract tenants and add value to the Lower Manhattan commercial real estate market, and I urge you to help make history by making it a reality.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth H. Berger".

Elizabeth H. Berger
President



December 11, 2009

United States Department of Energy
DOE Environmental Management
Office of Energy Efficiency and Renewable Energy

Re: NYC/NYSERDA Application for the Retrofit Ramp-Up and General Innovation Fund

To Whom It May Concern:

This letter is to urge your favorable consideration for the New York City/New York State Retrofit Ramp-Up application. The Cypress Hills Local Development Corporation (CHLDC) welcomes the opportunity to work with the City of New York, NYSERDA and the Pratt Center to retrofit the housing, businesses, churches and community facilities of Cypress Hills in northeast Brooklyn. Since 1983, our organization has worked with committed community residents and merchants to revitalize our low and moderate income neighborhood. We have adopted a comprehensive approach to neighborhood building and focused our energies on preserving the housing stock of the community, supporting economic development, and investing in our residents – young and old – by offering educational, creative, recreational, and leadership development opportunities throughout the area.

Some of our achievements over the past 26 years include: the development of 300 units of affordable housing in 67 newly renovated buildings; revitalization of the neighborhood's commercial strip by tenancing two-thirds of vacant stores and helping 128 merchants renovate their shops; and rehabilitation of a church hall into a desperately-needed child care center along with the founding of the Cypress Hills Family Day Care Network and a Head Start program which generated 110 well paying jobs in the neighborhood and safe, affordable child care for 440 infants and toddlers. CHLDC also founded an alternative public elementary school - The Cypress Hills Community School – for 280 students and alternative high school, Cypress Hills Collegiate Prep for 400 students. Furthermore, CHLDC has established a continuum of high quality youth development and human service support programs from fifteen service sites which serve 9,000 residents annually.

We are working in a partnership including Pratt Center for Community Development, Community Environmental Center and Green City Force to make the Cypress Hills community of Brooklyn a more sustainable neighborhood. Cypress Hills *Verde*, is an initiative that will engage the residents, businesses and building owners of Cypress Hills to make our community more energy efficient and environmentally friendly. A centerpiece of the initiative is to target blocks for door-to-door outreach to homeowners and other building owners to bring a package of financial incentives and assistance to provide energy upgrades of their properties. An important component of the initiative is our work with Green City Force to create jobs for disadvantaged young people, age 18-24 years old.

Our organization is drawing on our deep roots and longstanding relationships with the organizations, institutions and residents of Cypress Hills to conduct a broad outreach strategy. We will combine a process to retrofit Cypress Hills, block by block with an environmental planning process that engages community residents in environmental action.

We look forward to working on this important and exciting initiative and we urge the Department of Energy to support this proposal.

Sincerely,



Michelle Neugebauer
Executive Director